

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12622 of Gallaudet College, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to permit construction of a library and classroom building as a college or university use in an R-4 District at the premises 800 Florida Avenue, N.E., (Parcel 141/69).

HEARING DATE: March 22, 1978

DECISION DATE: March 22, 1978 (Bench Decison)

FINDINGS OF FACT:

1. The subject property is located at 800 Florida Avenue, N.E. and is in an R-4 District.
2. The applicant, Gallaudet College, seeks the Board's permission to construct a library and classroom building, hereinafter referred to as the Learning Center as a college or university use. Gallaudet College is an educational institution devoted exclusively to the practical and vocational instruction of deaf persons.
3. The Campus Plan for Gallaudet College was first approved by the BZA in BZA Orders No. 11093, dated December 13, 1972, February 22, 1973 and April 5, 1973 and was approved with modifications in BZA Order No. 12068, dated June 17, 1976.
4. The Campus Plan covers the proposed development from 1975 to 1985. The subject application is a request for further processing of the approved Campus Plan.
5. The proposed Learning Center building will be located on the Mall in general conformity with the location shown on the approved 1976 Compus Plan. It will replace or supplement inadequate existing facilities, and allow for a continuous development of educational resources and necessary programs on the campus. The Learning Center space program as approved by the Board provides spaces for instructions, faculty, laboratories, library expansion, educational technology and instructional materials.

6. The approved Campus Plan indicated that the subject Learning Center would constitute a five story building with approximately 90,000 square feet in floor area. As now proposed the said Center will constitute a low rise building with one story underground and two stories above the ground. The floor area of the proposed building will be approximately 93,000 square feet.

7. The proposed addition will not increase the student enrollment nor the number of faculty members, nor will it necessitate any additional parking spaces.

8. The Learning Center will be located at the center of the Mall and be surrounded on all sides by existing college buildings. Architecturally, the proposed building preserves the character of the Mall and harmonizes with the existing low rise buildings on either side.

9. The Learning Center will be sufficiently removed from the surrounding neighboring properties outside the campus area so that it will not create any adverse impact on the surrounding area.

10. The Municipal Planning Office, by report dated March 17, 1978, recommended approval of the application on the grounds that the proposed Learning Center conforms generally in function, location and floor area with the Campus Plan as approved by the Board and the Board so finds.

11. By letter of February 9, 1978 the application was forwarded to the Department of Transportation for its review and report. No reply was received.

12. There was no opposition to the granting of the application.

13. Advisory Neighborhood Commission 5B filed no recommendation on the application.

#### CONCLUSIONS OF LAW:


Based on the record, the Board concludes that the proposed Learning Center addition to the Campus is so designed as not to become objectionable because of noise traffic or other conditions, that is will create no adverse impact on the neighborhood nor any

negative effects on surrounding properties. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 5-0 (Chloethiel Woodard Smith, Charles R. Norris, Walter B. Lewis, William F. McIntosh and Leonard L. McCants to grant)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: \_\_\_\_\_

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: \_\_\_\_\_

29 MAR 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.